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Exhibit No. 68
Zoning Ordinance Rewrite
PH Dates: 6/16 & 6/30/08
Holl 3 Bl
Bethesda, MD 20814-6337
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July 25, 2008

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VIA ELECTRONIC MAIL AND FIRST CLASS MAIL

The Honorable Susan R. Hoffmann, Mayor
and Members of the City Council
City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Re: Rockville Zoning Ordinance Revision ("RORZOR")

Dear Mayor Hoffman and Members of the Rockville City Council:

We are submitting this letter on behalf of the JBG Companies to express concerns with certain inconsistencies in the May 21, 2008 version of the Planning Commission Recommended Draft Zoning Ordinance (the "Planning Commission Draft") related to parking requirements for the Mixed Use Transit District ("MXTD") Zone. More specifically, we are providing this letter for your consideration and for inclusion with the public record to note the following:

1. Permitted Streetfront Parking for Ground Floor Retail: Section 25.16.02.b.3 of the Planning Commission Draft prohibits parking between front building lines and front lot lines in the MXTD Zone unless a waiver from the relevant approving authority has been obtained. However, Section 25.13.07.a.6 (which provides special design regulations for the MXTD Zone) was revised during the course of the RORZOR process to allow parking in front of buildings that contain ground floor retail uses. Section 25.16.02.b.3, as currently drafted, conflicts with this design regulation and we would recommend that it be revised to clarify that streetfront parking is permitted in connection with ground-floor retail uses in the MXTD Zone.
2. Minimum and Maximum Parking Requirements: Section 25.16.03.e limits the maximum number of parking spaces that may be provided in connection with particular land uses in the MXTD or Mixed Use Corridor District ("MXCD") Zones to those minimum amounts required by Section 25.16.03.c (the "Table of Space Requirements"). In other words, the Planning Commission Draft restricts the amount of parking for uses in these zones but absent further clarification appears to simultaneously *require* that these minimum amounts be provided. While limiting the development of new parking spaces on properties located in close proximity to Metrorail furthers the objective of encouraging mass transit use

Mayor Hoffman and Members of the Rockville City Council
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in the MXTD and MXCD Zones and is consistent with the Planning Commission's determination, requiring these maximum amounts to be provided is not consistent with the Planning Commission's intent to reduce parking in such areas. We would recommend that Section 25.16.03.e be revised to clarify that the number of parking spaces required by the Table of Space Requirements operates as a maximum but *not* a minimum in the MXTD and MXCD Zones.

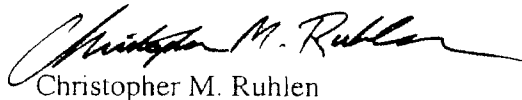
We thank you for the opportunity to share our concerns regarding the above and look forward to further discussion on these items by the Mayor and Council. We hope that you will not hesitate to contact us should you have any questions or require additional information.

Very truly yours,

HOLLAND & KNIGHT LLP



Patricia A. Harris



Christopher M. Ruhlen

cc: Ms. Susan Swift
Mr. R. James Wasilak

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REC'D Exhibit No. 69
CITY CLERK Zoning Ordinance Rewrite
PH Dates: 6/16 & 6/30/08
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City of Rockville

MEMORANDUM

July 24, 2008

TO: Mayor and Council

FROM: Recreation and Park Advisory Board

SUBJECT: Placing Schools Located in Rockville in the New Park Zone

At our meeting of July 24, 2008 the Recreation and Park Advisory Board voted to recommend to the Mayor and Council to support the recommendation of the Planning Commission to place all Rockville schools and undeveloped future school sites in the newly-created Park Zone. The vote was 4 in favor, 3 against.

cc: Scott Ullery, City Manager
Catherine Tuck Parrish, Deputy City Manager
Burt Hall, Director of Recreation and Parks
Susan Swift, Director of Community Planning and Development Services



Exhibit No. 70
Zoning Ordinance Rewrite
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July 25, 2008

The Honorable Mayor Hoffman
Members of the City Council
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

**Re: Little Lodge – Home Based Business in an Accessory Building in an
Historic Zone**

Dear Honorable Mayor and Distinguished Members of the City Council:

As mentioned to you at the Citizens Forum approximately three or four weeks ago, we have a contract on the Little Lodge from a well-known photographer who wants us to rehabilitate, renovate and restore the Little Lodge and rebuild the historic Stable so that he can use the Stable as a 2 or 3 car garage plus have his photography studio on the first floor. The second floor will be for processing film and digital pictures for his clients as well as his office.

We fully understand that, in the new Zoning Ordinance, home-based businesses are allowed in accessory buildings and, as mentioned to you in the Citizens Forum, former Mayor Giammo recommended we find a buyer who could utilize the Stable for a home-based business in order to preserve and maintain the structure on a long term basis. During the course of our hearings with the Historic District Commission, the Planning Commission and the Mayor and City Council, the use of the Stable as an art studio, photography studio or similar use was acceptable and, for whatever reason or oversight, the allowable use of the Stable was never entered into the records in a formal vote. Due to this fact, our buyer needs to have the assurance that he will be able to use a portion of the Stable for a home-based business namely his photography studio.

Upon the suggestion of Sondra Block and Jim Wasilak, we brought the issue to the Planning Commission several months ago and they elected to take a straw vote on whether the Stable could be used for a home-based business and the prohibition for a home-based business in an accessory building would either be waived or included in the new Zoning Ordinance as a permitted use. The straw vote at the Planning Commission, approximately one month before we made our presentation to the Mayor and City Council, unanimously approved the home-based business use in the new Stable (accessory building) and the buyer was present for this straw vote.

We were led to believe that the Mayor and City Council would be voting on the new Zoning Ordinance on August 4, however, we now understand that the vote will probably be delayed until sometime in September. This presents a problem in the sense that the Photographer, our buyer,

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is currently leasing a facility for his business and has to make a decision on whether to renew the lease or give the landlord six months' notice that he is vacating the premises. He does not want to give notice without knowing that he has permission to put his home-based business in the Stable otherwise he would not acquire the Little Lodge. The best thing for the buyer is to acquire the Little Lodge property, including the Stable, and have a home-based business in a historic setting such as exists at the Little Lodge. If the Mayor and City Council would take a straw vote stating that either the provision will remain in the Zoning Ordinance allowing a home-based business in an accessory building or provide, in writing, a definitive statement that a home-based business such as a photographic lab and studio is an allowable use of the Stable which is an accessory building to the Little Lodge, then it would probably satisfy his contingency in the contract. It was the suggestion of Councilmember Gajewski that, in the event the Mayor and City Council were not going to take a final vote on August 4, he would recommend a straw vote which hopefully will satisfy the buyer for the Little Lodge and all the straw vote has to state is that the Mayor and City Council find no problem that the Stable (an accessory building) be allowed to be used as a home-based business.

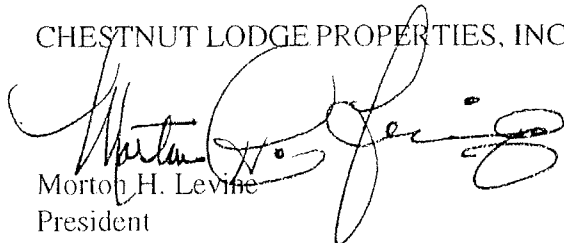
We would not press for this straw vote unless we were in dire need of having some indication that this Zoning Ordinance will be approved allowing home-based businesses in accessory buildings especially in an historic zone unless it were necessary. Our fear is that if we do not get something assuring the buyer that the Stable can be used for a home-based business, he will renew his lease and we would lose his contract. A photography studio and lab for a portion of the Stable is a perfect use for the accessory building to the Little Lodge.

Your cooperation in giving some type of assurance would be greatly appreciated.

Thank you for your consideration in this matter.

Very truly yours,

CHESTNUT LODGE PROPERTIES, INC.



Morton H. Levine
President

Cc: Mr. Scott Ullery
Mr. Jim Wasilak
Ms. Deane Mellander
Sondra Block, Esquire
Soo Lee-Cho, Esquire